

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 2112 Colson Street (South side of Colson Street between Willow Road and Ivy Heights)

Applicant: Trudy Menzzentto, Director of Real Estate
Owner: Habitat for Humanity of Greater Greensboro

From: RS-7 Residential Single Family
To: Conditional District – RS-5 Residential Single Family

Conditions: 1) Uses: Single Family Residential with a maximum of 2 lots, each with 62.5 feet of frontage and with setback and other requirements in compliance with RS-7 zoning except for the square footage.

| SITE INFORMATION | |
|---|--|
| Max. Developable Units & Density | 2 |
| Net Density of Developable Land | 2 |
| Existing Land Use | Vacant |
| Acreage | 0.26 |
| Physical Characteristics | <i>Topography:</i> Generally flat <i>Vegetation:</i> Grass & some mature trees <i>Other:</i> N/A |
| Overlay Districts | N/A |
| Historic District/Resources | N/A |
| Generalized Future Land Use | Low Residential |
| Other | N/A |

| SURROUNDING ZONING AND LAND USE | | |
|---------------------------------|--|---------------|
| Location | Land Use | Zoning |
| <i>North</i> | New Light Baptist Church/NC A&T - C.H. Brown Jr Family Life Center | RS-7 |
| <i>South</i> | Single Family Residential | RS-7 |
| <i>East</i> | Single Family Residential | RS-7 |
| <i>West</i> | Single Family Residential | RS-7 |

| ZONING HISTORY | | |
|----------------|------|---|
| Case # | Year | Request Summary |
| | | This property has been zoned RS-7 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75S. |

| DIFFERENCES BETWEEN RS-7 (EXISTING) AND CD-RS-5 (PROPOSED) ZONING DISTRICTS |
|--|
| RS-7: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 5.0 units per acre or less. |
| CD-RS-5: Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 7.0 units per acre or less. See conditions for use limitations and other restrictions. |

| TRANSPORTATION | |
|------------------------------|---------------------------------|
| Street Classification | Colson Street – Local Street. |
| Site Access | N/A. |
| Traffic Counts | Not available. |
| Trip Generation | N/A. |
| Sidewalks | N/A. |
| Transit | Yes. |
| Traffic Impact Study | Not required per TIS Ordinance. |
| Street Connectivity | N/A. |
| Other | N/A. |

| ENVIRONMENTAL REVIEW | |
|-------------------------------|-------------------------|
| Water Supply Watershed | No, South Buffalo Creek |
| Floodplains | None |
| Streams | None |
| Other | N/A |

| LANDSCAPING REQUIREMENTS | |
|--------------------------|--------------------------------------|
| Location | Required Planting Yard Type and Rate |
| <i>North</i> | N/A |
| <i>South</i> | N/A |
| <i>East</i> | N/A |
| <i>West</i> | N/A |

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Seven lots in the block bounded by Colson Street, Ivy Heights, Wythe Street and Willow Road are 5,000 square feet or less in size. Four additional lots on the south side of Wythe Street between Ivey Heights and Willow Road are also 5,000 square feet or less in size. As a result, this request for two 6,250 square foot lots is in context and compatible with existing adjacent and nearby lot sizes in the immediate area.

This request meets Connections 2025 policies that promote new forms of compact development, promote mixed-income neighborhoods, and promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.